



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

May 18, 2005

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

John Wu
412 S. Stoneman Avenue
Alhambra, CA 91801

**RE: CONDITIONAL USE PERMIT CASE NO. 200400039-(1) 17010 E. Gladstone Street,
within the Irwindale Zoned District.**

Dear Applicant:

The Regional Planning Commission, by its action of May 18, 2005, **DENIED** the above described conditional use permit case.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant.

If no appeal is made during this 15-day period, the Regional Planning Commission action is final. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Russell J. Fricano Ph. D., AICP
Supervising Regional Planner
Zoning Permits I Section

Enclosures: Findings for Denial

RJF:MBM

**CONDITIONAL USE PERMIT NO. 200400039-(1)
PROJECT R2004-00462-(1)
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: March 23, 2005

REQUEST: The applicant is requesting a Conditional Use Permit to authorize the expansion of an existing restaurant and cocktail lounge including the sales of alcoholic beverages for on-site consumption.

PROCEEDINGS BEFORE THE COMMISSION:

March 23, 2005 Public Hearing

A duly noticed public hearing was held on March 23, 2005 before the Regional Planning Commission. Commissioners Helsley and Modugno were absent. The applicant testified in favor of the project and answered questions posed by the Commission regarding the police activity and hours of operation for the restaurant and cocktail lounge.

There being no further testimony, the Regional Planning Commission, after discussion closed the public hearing and indicated its intent to deny the project as the restaurant is not family oriented and has a record of incidents with the local Sheriff's Department and the Department of Alcoholic Beverage Control. Also, the proposed restaurant addition is located immediately adjacent to single family residences. The Commission directed staff to prepare findings for denial.

Findings

1. The applicant is requesting a Conditional Use Permit to allow the expansion of an existing restaurant and cocktail lounge. The site is located at 17010 East Gladstone Street in the Irwindale Zoned District.
2. Pursuant to County Code Section 22.56.195 any increase in floor area devoted to alcoholic beverage sales or inventory of 10 percent or more requires a Conditional Use Permit. The applicant is proposing to construct a covered patio attached to the existing facility resulting in an approximately 23 percent increase in floor area.
3. Zoning on the site is C-3-BE (Unlimited Commercial – Billboard Exclusion). The proposed project is consistent with the C-3-BE zoning classification.
4. The surrounding properties are zoned as follows:

North: City of Azusa;

South: A-1 (Light Agricultural);

West: C-3-BE and A-1; and

East: City of Azusa

5. The subject property is presently developed with a cocktail lounge and restaurant.
6. Surrounding lands contain the following uses:
 - North: Single-family residences, commercial;
 - South: Single-family residences, commercial;
 - East: Single-family residences; and
 - West: Single- and multi-family residences, commercial, Valleydale County Park
7. The land use designation within the Countywide General Plan for the subject property and surrounding area is Low Density Residential. The intent of this classification is to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand. A variety of use types and intensities presently exist. Such uses typically include local commercial and industrial, services, schools, churches, parks and other community-serving public facilities. The General Plan does not address the sales of alcoholic beverages.
8. The cocktail lounge and restaurant is a community-serving business and could be found consistent with the Low Density land use designation of Countywide General Plan. However, a stated policy of the General Plan is to promote neighborhood commercial facilities that complement community character through appropriate scale, design and locational control. Locating the proposed outdoor dining patio adjacent to existing single family residences would not be appropriate.
9. The site plan depicts the existing 2,380 square foot cocktail lounge and restaurant; the 545 square foot proposed addition is shown on the north side of the existing building. The plan depicts 34 parking spaces, of which one is labeled for disabled access. Access to the site is shown from Gladstone Street to the north and Lark Ellen Avenue to the west.
10. The cocktail lounge and restaurant complies with all development standards of Section 22.28.170 of the Los Angeles County Code related to

developments in the C-3 zone, with exception of the automobile parking requirements.

11. Pursuant to County Code Section 22.52.1110, every structure used for amusement, assembly, drinking, eating or entertainment shall provide one or more automobile parking space for each three persons based on the occupant load as determined by the County engineer.

Total Assembly Occupant Load Determined by the Building Official is 101. At a standard of one parking space per three occupants, 34 parking spaces are required, of which one must be accessible for disabled persons.

12. The applicant's site plan depicts 34 parking spaces of which one is labeled accessible to disabled persons. However, the parking space marked "29" is indicated as a loading space only, and cannot be counted towards the total parking available. Also, the space marked as handicap accessible is not dimensioned to provide the required 8-foot access isle on the passenger side of the vehicle. The required space is a 9-foot parking area with an 8-foot access isle for a total width of 17 feet; the depicted space measures 11 feet. The applicant's site plan does not meet the stated parking requirements.
13. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). As the restaurant and cocktail lounge are existing uses, the project is within a class of projects which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the State CEQA Guidelines and Class 1 of the County Environmental Document and Reporting Procedures and Guidelines, Appendix G.
14. The County Sheriff's Department indicated that there have been a number of incidents related to disorderly conduct associated with the subject cocktail lounge. In the last year there have been several calls for disturbance by intoxicated persons, a call for assault with deadly weapon and several calls for fights on the premises.
15. The California Department of Alcoholic Beverage Control (ABC) reports that alcohol was sold to a minor during a decoy sting at this establishment in March 2004. An official warning letter was issued to the restaurant owner.
16. Staff received one phone call in opposition to the permit. The stated concern was over drug use/sales and frequent police activity at the subject property.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is not consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. The proposed site is not adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area;

AND, THEREFORE, the information submitted by the applicant and presented at the hearing does not substantiate the required findings for a conditional use permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact presented above, Conditional Use Permit Case No. 200400039-(1) is **DENIED**.

VOTE 5-0

Concurring: Valadez, Bellamy, Helsley, Rew, Modugno

Dissenting: -

Abstaining: -

Absent: -

Action Date: May 18, 2005

RJF:MBM
5/18/2005

RPC MEETING DATE
March 23, 2005

AGENDA ITEM NO.
8

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: R2004-00462-(1)

CASE NO. Conditional Use Permit 200400039

CONTACT PERSON: Maria Masis

- ☒ STAFF REPORT
- ☐ DRAFT CONDITIONS (If Recommended For Approval)
- ☐ DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- ☒ BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ☐ ENVIRONMENTAL DOCUMENTATION
- ☒ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ SITE PLAN (or Tentative Map)
- ☒ PHOTOGRAPHS
- ☐ CORRESPONDENCE
- ☒ ABC FACT SHEET
- ☐ _____
- ☐ _____

Reviewed By: Russell J. Freeman



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. **CONDITIONAL USE PERMIT**
200400039
PROJECT R2004-00462

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
8	
PUBLIC HEARING DATE March 23, 2005	

APPLICANT John Wu	OWNER Miguel Silva	REPRESENTATIVE --
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REQUEST
Conditional Use Permit: To authorize the expansion of an existing restaurant and cocktail lounge including the sales of alcoholic beverages for on-site consumption.

LOCATION/ADDRESS 17010 E. Gladstone Street ACCESS Gladstone Street to the north and Lark Ellen Avenue to the west	ZONED DISTRICT Irwindale COMMUNITY Azusa EXISTING ZONING C-3-BE (Unlimited Commercial – Billboard Exclusion)	SHAPE Irregular	TOPOGRAPHY Level
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SIZE 19,210 square feet	EXISTING LAND USE Restaurant/cocktail lounge
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SURROUNDING LAND USES & ZONING

North: City of Azusa/single family residences, commercial	East: City of Azusa/single family residences
South: A-1 (Light Agriculture)/commercial, single-family residences	West: C-3-BE, A-1/commercial, single- and multi family residences, Valleydale County Park

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	Low Density Residential	N/A	See Staff Analysis

ENVIRONMENTAL STATUS
Categorically Exempt

DESCRIPTION OF SITE PLAN
The site plan depicts the existing 2,380 square foot cocktail lounge and restaurant; the 545 square foot proposed addition is shown on the north side of the existing building. The plan depicts 34 parking spaces, of which one is labeled for disabled access. Access to the site is shown from Gladstone Street to the north and Lark Ellen Avenue to the west.

KEY ISSUES

- Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.

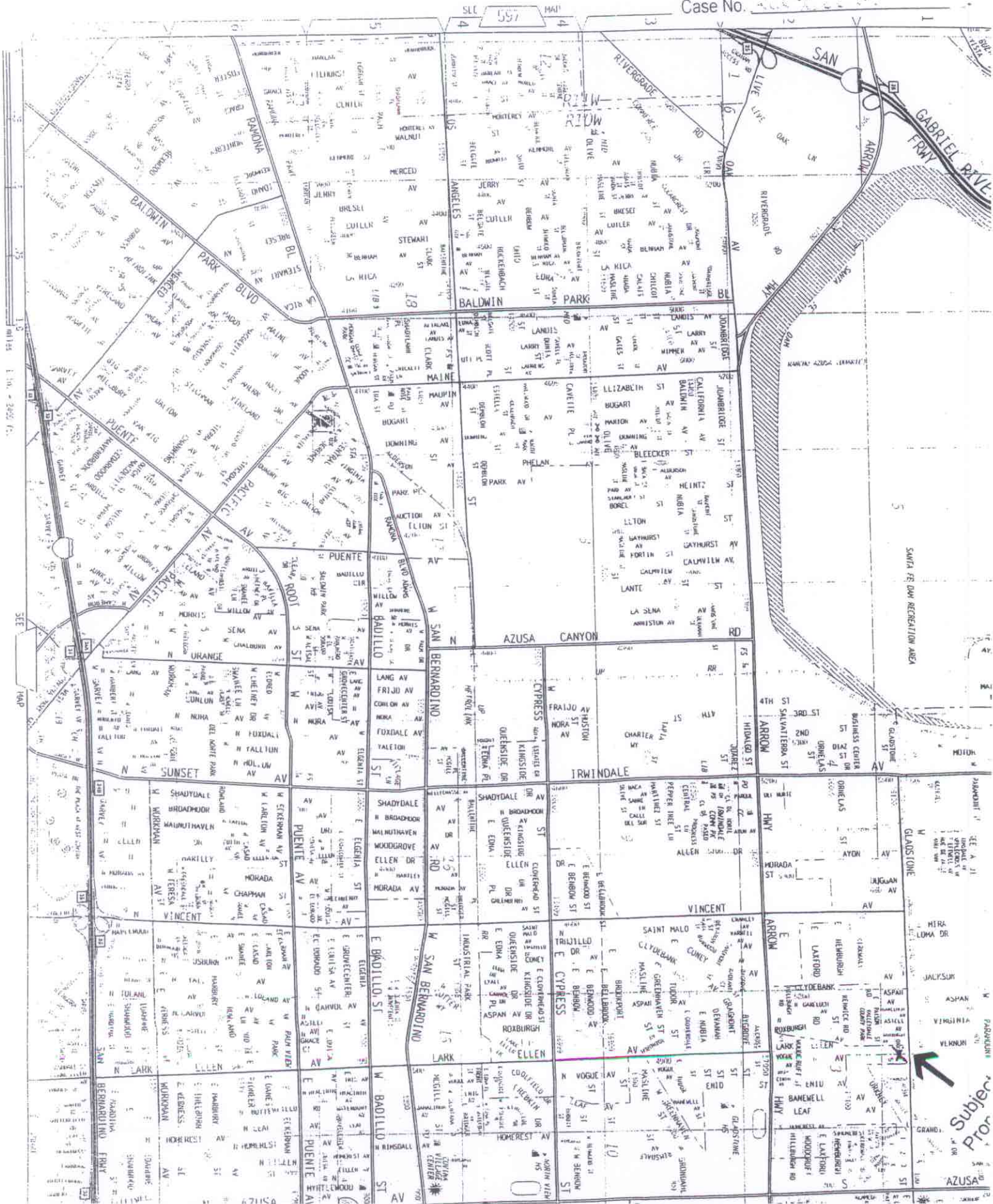
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TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	M., (O) (F)	(O) (F)

**(O) = Opponents (F) = In Fa*

Case No. _____



STAFF ANALYSIS

PROJECT NO.

R2004-00462-(1)

CASE NO.

Conditional Use Permit 200400039

PROJECT DESCRIPTION

The applicant requests authorization to sell a full line of alcoholic beverages in an existing cocktail lounge and restaurant proposed for expansion. Pursuant to County Code Section 22.56.195 any increase in the floor area devoted to alcoholic beverage sales or inventory of 10 percent or more requires a Conditional Use Permit. The applicant is proposing to construct a covered patio attached to the existing cocktail lounge and restaurant resulting in an approximately 23 percent increase in floor area. The applicant currently has a license to sell a full line of alcoholic beverages.

DESCRIPTION OF SUBJECT PROPERTY

The subject property is located at 17010 East Gladstone Street in the unincorporated community of Azusa and in the Irwindale Zoned District. The approximately 19,000 square foot property is developed with a 2,380 square foot cocktail lounge and restaurant ("El Palenque").

ENTITLEMENTS REQUESTED

The applicant requests a Conditional Use Permit to authorize the continued sale of a full line of alcoholic beverages with an expansion of the existing floor area of more than ten percent.

EXISTING ZONING

Subject Property:

The subject property is zoned C-3-BE (Unlimited Commercial – Billboard Exclusion)

Surrounding Properties:

Surrounding zoning consists of:

North: City of Azusa;

South: A-1 (Light Agricultural);

West: C-3-BE and A-1; and

East: City of Azusa

EXISTING LAND USES

Subject Property:

The subject property is presently developed with a cocktail lounge and restaurant.

Surrounding Properties:

Surrounding land uses consist of:

North: Single-family residences, commercial;

South: Single-family residences, commercial;

East: Single-family residences; and

West: Single- and multi-family residences, commercial, Valleydale County Park

PREVIOUS CASES/ZONING HISTORY

Prior Cases

There are two previous cases listed on the subject property: Zone Change 1874 and Plot Plan 30894. These cases were not available for review by staff.

LOCAL PLAN

Land Use Policy Map

The land use designation within the Countywide General Plan for the subject property and surrounding area is Low Density Residential. The intent of this classification is to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand. A variety of use types and intensities presently exist. Such uses typically include local commercial and industrial, services, schools, churches, parks and other community-serving public facilities. The General Plan does not address the sales of alcoholic beverages.

Consistency Analysis

The cocktail lounge and restaurant is a community-serving business and can therefore be found consistent with the Low Density land use designation of Countywide General Plan.

SITE PLAN DESCRIPTION

General Description

The site plan depicts the existing 2,380 square foot cocktail lounge and restaurant; the 545 square foot proposed addition is shown on the north side of the existing building. The plan depicts 34 parking spaces, of which one is labeled for disabled access. Access to the site is shown from Gladstone Street to the north and Lark Ellen Avenue to the west.

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

LOT COVERAGE/LANDSCAPING

Pursuant to County Code Section 22.28.220 (Development standards for zone C-3) premises in zone C-3 shall not exceed 90 percent of the net area to be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be in continuously maintained in good condition.

Compliance with Lot Coverage and Landscaping requirements:

The applicant's site plan shows a total lot size of approximately 19,000 square feet with a proposed 2,925 square feet of the total square footage devoted to structures. The facility complies with the stated lot coverage requirements.

The submitted site plan indicates that a total of 1,974 square feet of landscaping will be provided, which is in excess of the required ten percent and thereby complies with the stated standard.

PARKING

Pursuant to County Code Section 22.52.1110, every structure used for amusement, assembly, drinking, eating or entertainment shall provide one or more automobile parking space for each three persons based on the occupant load as determined by the County engineer.

Total Assembly Occupant Load Determined by Building Official: 101

$101/3 = 34$ spaces required, of which one must be accessible for disabled persons.

Compliance with Parking Requirements:

The applicant's site plan depicts 34 parking spaces of which one is labeled accessible to disabled persons. However, the parking space marked "29" is indicated as a loading space only, and cannot be counted towards the total parking available. Also, the space marked as handicap accessible is not dimensioned to provide the required 8-foot

access isle on the passenger side of the vehicle. The required space is a 9-foot parking area with an 8-foot access isle for a total width of 17 feet; the depicted space measures 11 feet. The applicant's site plan does not meet the stated parking requirements.

SIGNAGE

Proposed signs shall be developed in accordance with Part 10 of Chapter 22.52 of the County Code. The applicant has not submitted signage plans at this time.

Summary of compliance with Development Standards

Development Standard	Compliance
Lot Coverage	Yes
Landscaping	Yes
Height	n/a
Parking	No
Signage	n/a

CONDITIONAL USE PERMIT BURDEN OF PROOF

Per section 22.56.040 of the zoning code, the applicant shall substantiate to the satisfaction of the Planning Commission, the following facts:

1. That the requested use at the location proposed will not:
 - A. Adversely affect the health, peace, comfort or welfare or persons residing or working in the surrounding area, or
 - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequately served:
 - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - B. By other public or private service facilities as are required.

The applicant's responses are provided as an attachment to this report.

Burden of Proof for Alcoholic Beverage Sales

In addition, Section 22.56.195 of the County Code requires the applicant to substantiate the following findings which must be met in order to approve an application for a conditional use permit for alcoholic beverage sales:

- A. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and

Comment: a County park is located within 600 feet of the subject property.

- B. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and

Comment: Single-family residences are located immediately behind (east) of the proposed patio.

- C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and

Comment: A liquor store is located across the street; two additional restaurants with beer and wine rights are located one block to the west of the subject property.

- D. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

Comment: Increased alcohol sales within the community would not be an economic benefit, nor would it seem to have a substantial adverse effect on the economic welfare of the community.

- E. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

Comment: The proposed appearance of the structure is consistent with surrounding development

The applicant's Burden of Proof responses are attached to this document.

ENVIRONMENTAL DOCUMENTATION

The proposed project has been determined Categorical Exempt from CEQA review.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff spoke to a Deputy with the San Dimas Sheriff's department regarding the subject property. According to the County Sheriff a number of incidents related to disorderly conduct are associated with the subject cocktail lounge. In the last year there have been several calls for disturbance by drunk persons, a call for assault with deadly weapon and several calls for fights on the premises. The Sheriff's department has also participated in stings with The California Department of Alcoholic Beverage Control (ABC) related to underage persons being served alcohol.

OTHER AGENCIES

ABC reports that the census tract in which the subject property is located (4045.01) currently has 1 active alcohol license and 5 are allowed. Property across the street (north) from the subject property is located in a different census tract (4045.02); this tract allows 7 licenses and currently has 4 permitted licenses and one pending. No undue concentration exists in either census tract.

ABC also reports that the subject property is located in a high crime reporting district.

PUBLIC COMMENTS

Staff has received one phone call from a local resident who stated concerns over drug use/sales and frequent police activity at the subject property.

LEGAL NOTIFICATION

On February 21, 2005, 131 hearing notices were sent to property owners within a 500-foot radius of the subject property. Legal advertisements were published in The San Gabriel Valley Tribune and in La Opinion on February 21, 2005.

Case related materials (factual, hearing notice, environmental documentation and burden of proof statements) were sent to the Baldwin Park library on February 16, 2005 and also posted on the Department of Regional Planning's web site (<http://planning.co.la.ca.us>).

STAFF EVALUATION

Pursuant to County Code Section 22.56.195 any increase in the floor area devoted to alcoholic beverage sales or inventory of ten percent or more requires a Conditional Use Permit. The cocktail lounge/restaurant currently serves a full line of alcoholic beverages and is requesting a permit to allow this service to be extended to a new patio area.

The applicant has not substantiated the findings necessary to approve the request for an expansion of alcohol sales. Based on the proximity to residences, a County park,

complaints from adjacent neighbors, as well as the comments regarding problems at this location from the local Sheriff's Department, it appears that an expansion of this facility would not serve as a convenience or necessity for the community.

RECOMMENDED ACTION

Denial of the conditional use permit.

SUGGESTED MOTION

"I move that the Regional Planning Commission indicate its intent to deny Conditional Use Permit No. 200400039 and instruct staff to prepare the findings for denial".

ATTACHMENTS:

Thomas Brothers Map
Burden of Proof
Environmental Documentation
Site Plan
Land Use Plan
Photos

RJF:MBM
3/17/2005

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

(A) On-site selling alcoholic beverage only will not adversely affect the health, peace, comfort or welfare of persons residing or working in the area.
(B) The proposed site will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the area.
(C) And also not a menace to the public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

1. Block fence separate between proposed site and residential area is adequate
2. Parking, loading and landscaping all meet city requirements

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

Gladstone St. & Lark Ellen Ave are improved street is sufficient width to serve the necessary service to the proposed site. Public or private service facilities are not required.

110210 Glastonbury

ADDENDUM BURDEN OF PROOF, ALCOHOLIC BEVERAGE SALES Section 22.56.195

1. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school park, playground or any similar use within a 600-foot radius;

within 600' radius, there are no any similar use of Alcoholic beverage sales.

2. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;

On-site selling Alcoholic beverage only is sufficiently buffered from residential area.

3. That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within a 500 foot of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;

There are no other facility selling Alcoholic beverages for off-site and on-site consumption within a 500' radius. Therefore the shelf space requirements is not apply.

4. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community;

Selling Alcoholic Beverage for on-site consumption will not adversely affect the economic welfare of the surrounding community.

(OVER)

5. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood;

*This existing business was open for years and no
complain from the neighborhood so it is consistent
with exterior appearance of commercial structure already
constructed within the proposed property*

NOTE: additional sheets may be attached to answer the above statements.

MG:4/96:20

23958.4 B & P APPLICATION WORK SHEET

X: Lark ELEM

PREMISES ADDRESS:

1700 E Gladstone St
 Azusa 91702 (OUT)

LICENSE TYPE: On-Sale

1. CRIME REPORTING DISTRICT

_____ Jurisdiction unable to provide statistical data.

Reporting District: 0867

Total number of reporting districts: 355

Total number of offenses: 50,281

Average number of offenses per district: 142

120% of average number of offenses: 170

Total offenses in district: 178

Location is within a high crime reporting district: Yes/No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 4045.02 - Ados Per internet

Population: 7962 / County Ratio 1:1185

Number of licenses allowed: 7

Number of existing licenses: 4 + 1 pending

Undue concentration exists: Yes/No

Letter of public convenience or necessity required: Governing Body / Applicant

Three time publication required: Yes/No

Person Taking Application

Investigator

Supervisor

Over

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

17010 Gladstone St
Ft. Smith, CA 91702
LICENSE TYPE: m-sale

1. CRIME REPORTING DISTRICT

Jurisdiction unable to provide statistical data.

Reporting District: 867

Total number of reporting districts: 355

Total number of offenses: 50,281

Average number of offenses per district: 142

120% of average number of offenses: 170

Total offenses in district: 178

Location is within a high crime reporting district: (Yes/No)

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 4045-01

Population: 2609 / County Ratio 1:1185

Number of licenses allowed: 3

Number of existing licenses: 1

Undue concentration exists: Yes/No.

Letter of public convenience or necessity required: Governing Body / Applicant.

Three day publication required: (Yes/No)

Person Taking Application

Investigator

Supervisor

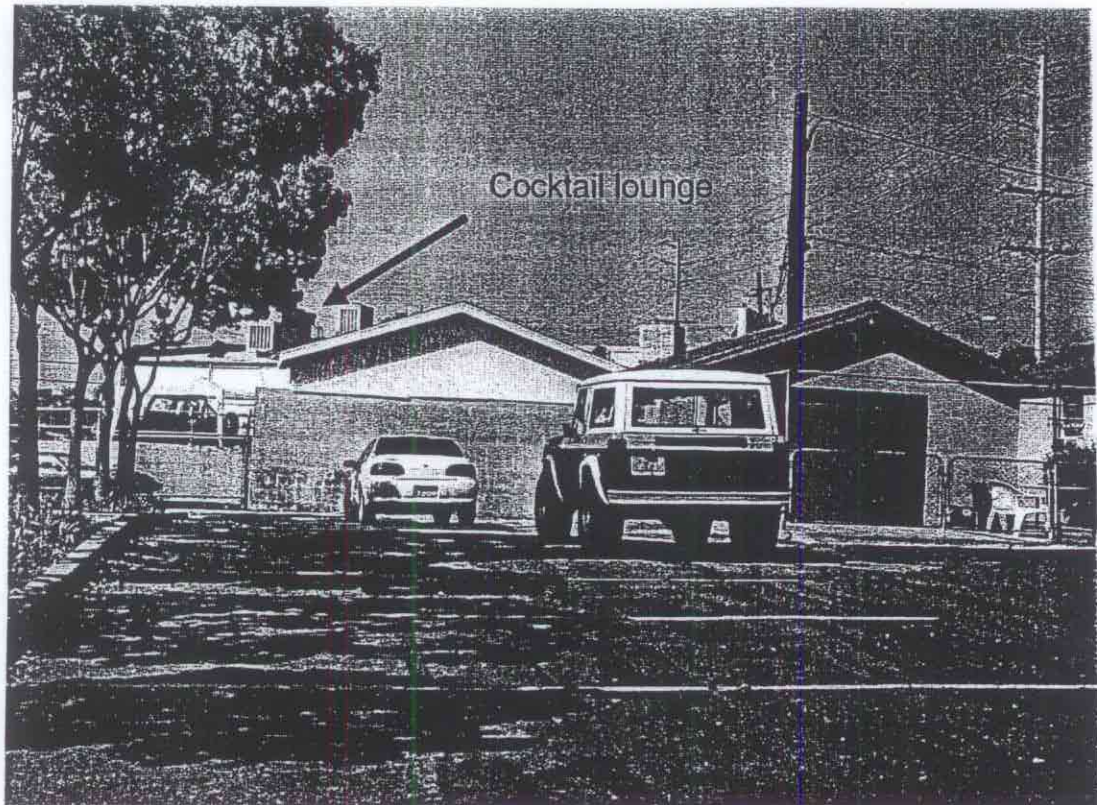
Over



Cocktail lounge and restaurant "El Palenque"

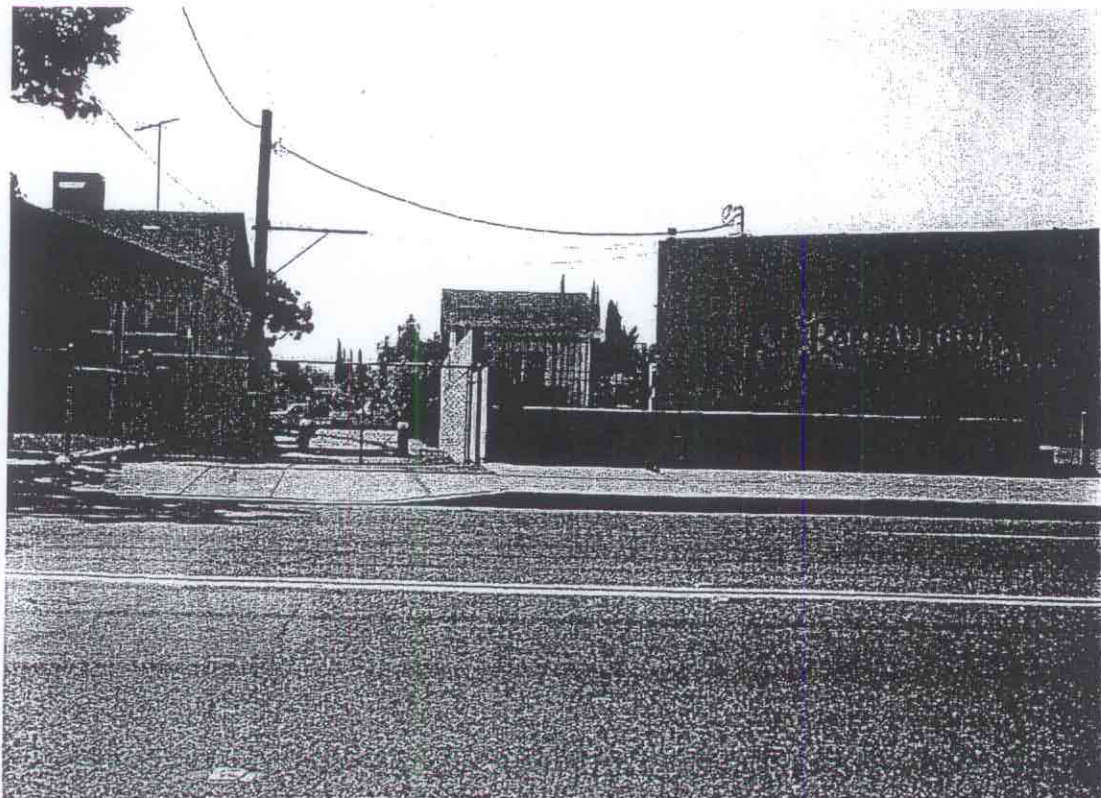


Site of proposed patio
area expansion

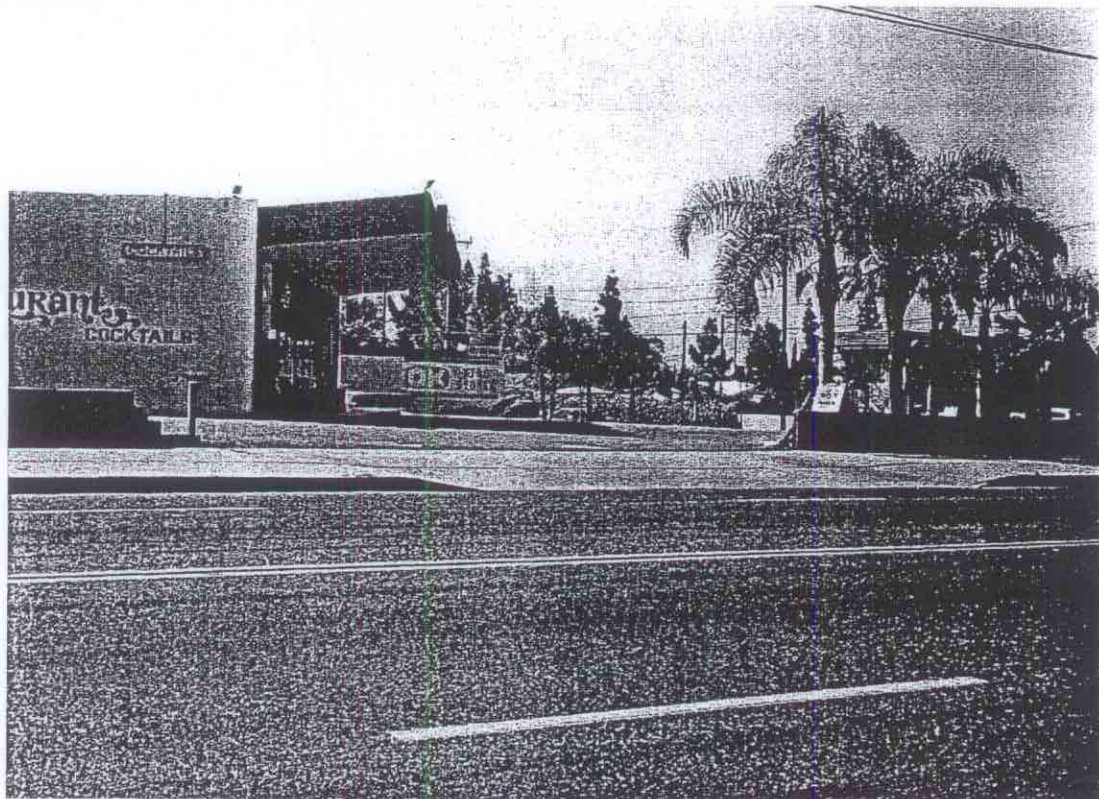


Cocktail lounge

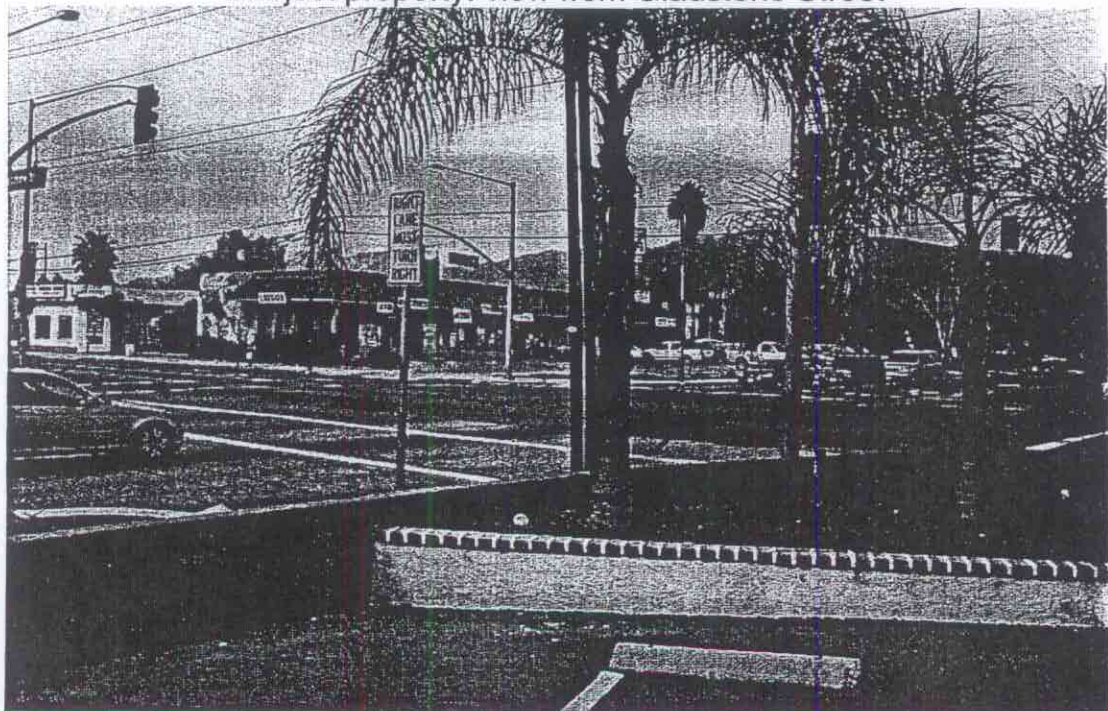
Residences behind (east of) the cocktail lounge/restaurant



Restaurant/cocktail lounge and single-family residence: view from Gladstone St.



Subject property: view from Gladstone Street



Intersection Gladstone Street/Lark Ellen Avenue: view from subject parking lot



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. CONDITIONAL USE PERMIT
200400039
PROJECT R2004-00462

RPC/HO MEETING DATE May 18, 2005	CONTINUE TO
AGENDA ITEM 6	
PUBLIC HEARING DATE March 23, 2005	

APPLICANT John Wu	OWNER Miguel Silva	REPRESENTATIVE --
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REQUEST

Conditional Use Permit: To authorize the expansion of an existing restaurant and cocktail lounge including the sales of alcoholic beverages for on-site consumption.

LOCATION/ADDRESS

17010 E. Gladstone Street

ACCESS

Gladstone Street to the north and Lark Ellen Avenue to the west

ZONED DISTRICT

Irwindale

COMMUNITY

Azusa

EXISTING ZONING

C-3-BE (Unlimited Commercial – Billboard Exclusion)

SIZE

19,210 square feet

EXISTING LAND USE

Restaurant/cocktail lounge

SHAPE

Irregular

TOPOGRAPHY

Level

SURROUNDING LAND USES & ZONING

North:

City of Azusa/single family residences, commercial

East:

City of Azusa/single family residences

South:

A-1 (Light Agriculture)/commercial, single-family residences

West:

C-3-BE, A-1/commercial, single- and multi family residences, Valleydale County Park

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	Low Density Residential	N/A	See Staff Analysis

ENVIRONMENTAL STATUS

Categorically Exempt

DESCRIPTION OF SITE PLAN

The site plan depicts the existing 2,380 square foot cocktail lounge and restaurant; the 545 square foot proposed addition is shown on the north side of the existing building. The plan depicts 34 parking spaces, of which one is labeled for disabled access. Access to the site is shown from Gladstone Street to the north and Lark Ellen Avenue to the west.

KEY ISSUES

- Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON Maria Masis		
RPC HEARING DATE(S) 3/23/2005	RPC ACTION DATE 5/18/2005	RPC RECOMMENDATION Denial
MEMBERS VOTING AYE Valadez, Bellamy, Helsley, Rew, Modugno	MEMBERS VOTING NO none	MEMBERS ABSTAINING none
STAFF RECOMMENDATION (PRIOR TO HEARING) Denial		
SPEAKERS* (O) - (F) 1	PETITIONS N/A (O) (F)	LETTERS N/A (O) (F)

* (O) = Opponents (F) = In Favor